



Another Fine Community by Wegman Companies

Included Features:

Energy Saving Package

- Low E Glass with argon gas PVC windows with screens, Single Hung
- Low E Sliding Glass door (Courtyard Collection only)
- Masonite Exterior Doors
- R 41 Insulation Ceiling
- R 13 Insulation Walls
- Energy Efficient 40 Gallon Hot Water Heater
- High Efficiency Furnace and A/C
- Programmable thermostat

Exterior

- Complete Hydro seeding and Landscaping Package
- Post Lighting
- Attached 2 car garage with opener
- Insulated steel garage overhead door
- Blacktop driveway with topcoat
- Concrete sidewalk from front door to driveway
- Sanitary and storm sewers
- Water faucets near garage
- 30 year architectural style roof
- Beautiful stone veneer and low maintenance double 4 wood grain vinyl siding
- Maintenance free vinyl soffits
- Concrete patio with fence

Basement

- Block Wall
- Insulated basement walls per New York State code
- Waterproofing system with 10 year warranty

**Because of continuing changes in products, building codes and availability of materials, builder reserves the right to incorporate new design features without notice or use equivalent materials.

(As of 7/22/2014 - Subject to change)



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Slab

- 48" Trench footing with 3000psi concrete mixture
- Formed solid concrete wall connected to 4" interior concrete slab

Electric

- Two phone and two cable outlets
- Smoke detectors in all bedrooms with battery back up
- Carbon Monoxide detectors with battery back up
- Weather proofing outlets at front and rear of house
- 200 amp service with circuit breakers
- Ground Fault Interrupter outlets in Kitchen, Baths and Garage
- 220 electric line for range and dryer

Interior Finish

- Cathedral Ceilings (per plan)
- Open Floor plans
- 4 Season Sunroom (per plan)
- 6 panel doors with lever handles
- 5 1/4 base molding
- ventilated wire mesh shelving in closets
- Walk in closets in master bedrooms
- Choice of wall color with contrasting trim paint color
- Attractive light fixture package
- First floor laundry tub and faucet
- Gas Fireplace with blower
- Storm Door

Flooring

- Ceramic tile in foyer, master shower walls and fireplace surround
- Vinyl flooring in kitchen, bathrooms, and laundry
- Large selection of carpet flooring

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Bathrooms

- Wellborn vanities with a choice of oak and maple cabinets
- Choice of Formica tops in bathrooms
- One-piece fiberglass tub in guest bathroom
- Glass shower door in master bath (per plan)
- Full vanity plate glass mirrors
- Exhaust fans in all bathrooms

Kitchen

- Wellborn kitchen cabinets with choice of oak and maple cabinets
- Granite countertops
- Range Hood
- Energy Star rated dishwasher
- insinkerator garbage disposal
- Water line for icemaker

Community Amenities

- Fully Equipped Clubhouse
- Outdoor heated pool
- Fitness Center
- Large Screen TVs
- Fireplace
- National 3rd party Warranty

Buyer _____ Date _____

Buyer _____ Date _____

Seller _____ Date _____

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